



Beauty  
of life within.







## Born to enhance the way of living

Sahajanand Iris presents beautifully designed 2 & 3 BHK opulent homes set in the middle of beautiful atmosphere and amenities that describe the bounty of a fine life.



ELEGANT MAIN ENTRANCE GATE

24 X 7 SECURITY CABIN

DROP-OFF ZONE

INTERCOM FACILITY FROM

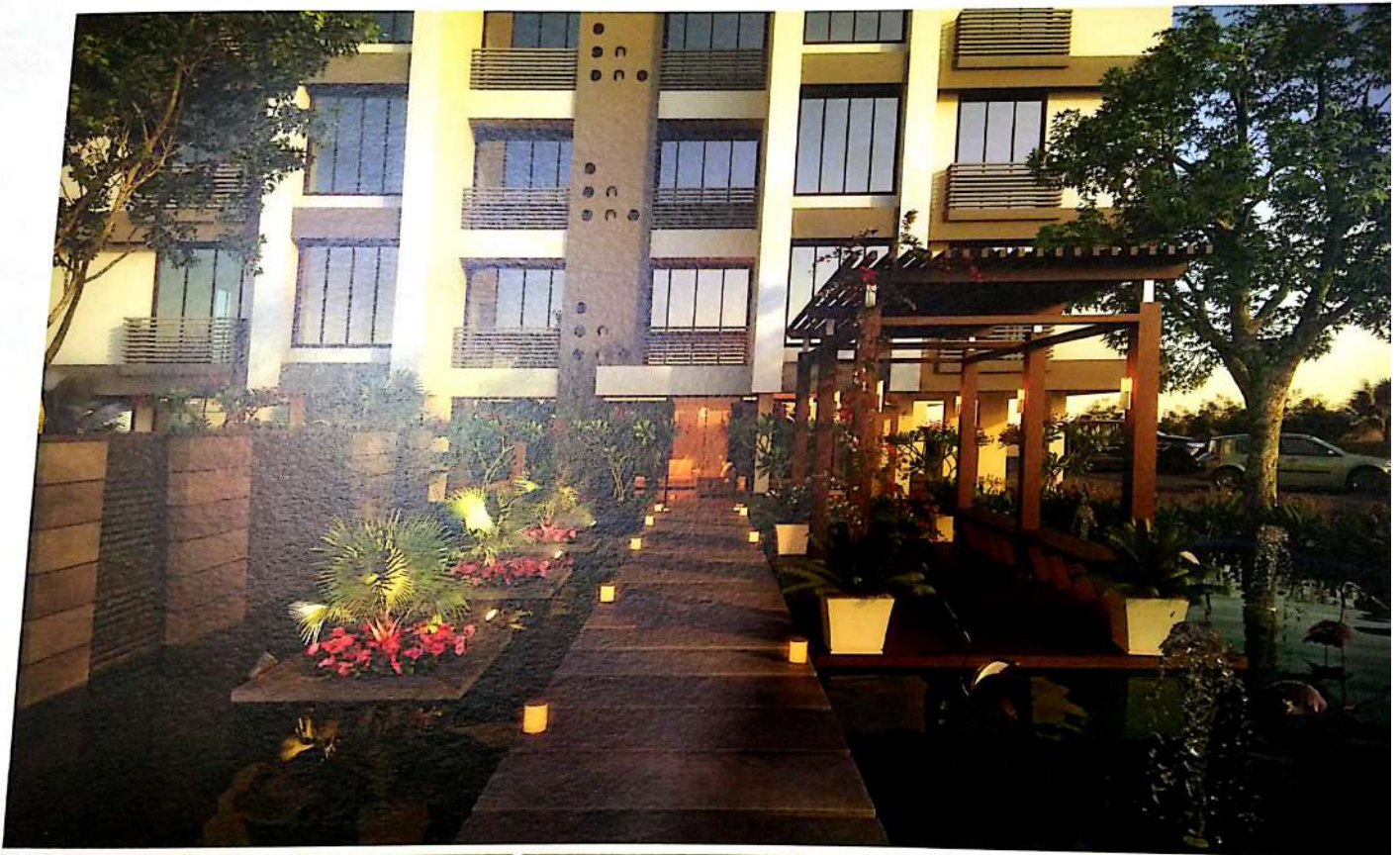






## Crafted to treasure moments of joy

Well planned and aesthetically appealing modern architecture, where surroundings are adorned with soothing greenery and lifestyle facilities add to its high comfort quotient; makes Sahajanand Iris a perfect home where every moment spent with dear ones becomes worth cherishing.



WATER CASCADE

GAZEBO

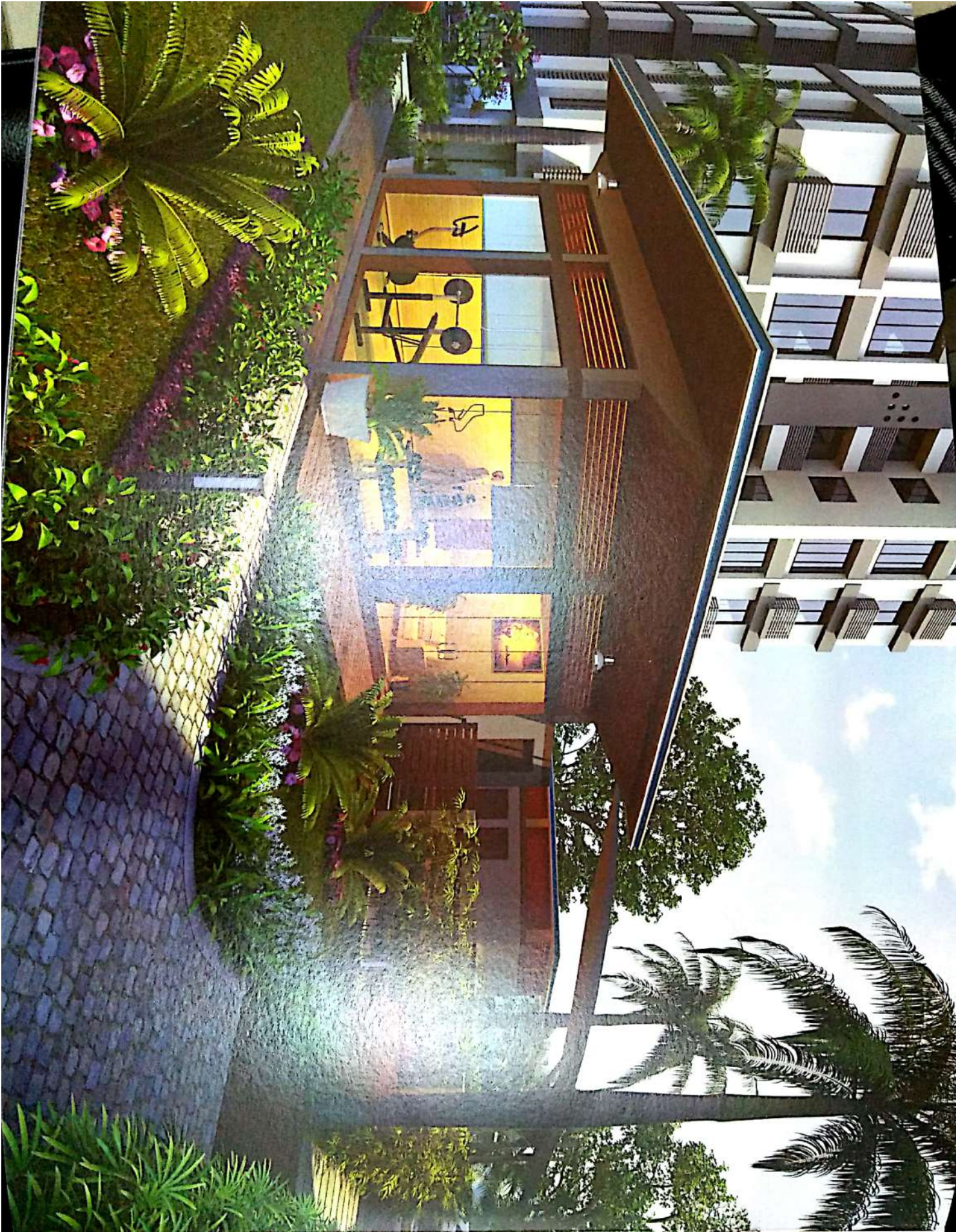
SENIOR CITIZEN AREA

ELEGANT ENTRANCE FOYER

ALLOTTED CAR PARKING

STREET LIGHT POLES IN CAMPUS







A blend of perfect planning, excellent engineering and dynamic design



CLUB HOUSE

GYM

SWIMMING POOL

INDOOR GAMES

POWER BACK-UP WITH STAND-BY GENERATOR FOR COMMON AREA & LIFTS

RCC INTERNAL ROAD WITH PAVED SIDES

WATER PROOFING TREATMENT ON THE TERRACE

UNDER GROUNDED ELECTRIC CABLES



## GROUND FLOOR PLAN



### LEGENDS

- 01) ENTRANCE GATE
- 02) SECURITY CABIN
- 03) WATER BODY
- 04) DROP-OFF ZONE
- 05) CARD/CARRON ROOM
- 06) BASKET BALL
- 07) BADMINTON COURT
- 08) JOGGING TRACK
- 09) ROCK GARDEN
- 10) GAZEBO
- 11) WATER CASCADE
- 12) AROMA GARDEN
- 13) GARDEN
- 14) LILY POND
- 15) YOGA ROOM
- 16) SENIOR CITIZEN AREA
- 17) T.V. LOUNGE
- 18) ADMIN OFFICE
- 19) PARTY LAWN
- 20) SKATING RINK
- 21) CHILDREN PLAY AREA
- 22) TABLE TENNIS
- 23) POOL TABLE
- 24) GYMNASIUM
- 25) SALINA
- 26) CHILDREN POOL
- 27) SWIMMING POOL
- 28) LADIES CHANGE ROOM
- 29) GENTS CHANGE ROOM
- 30) UTILITY ROOM
- 31) ENTRANCE FOYER
- 32) PARKING





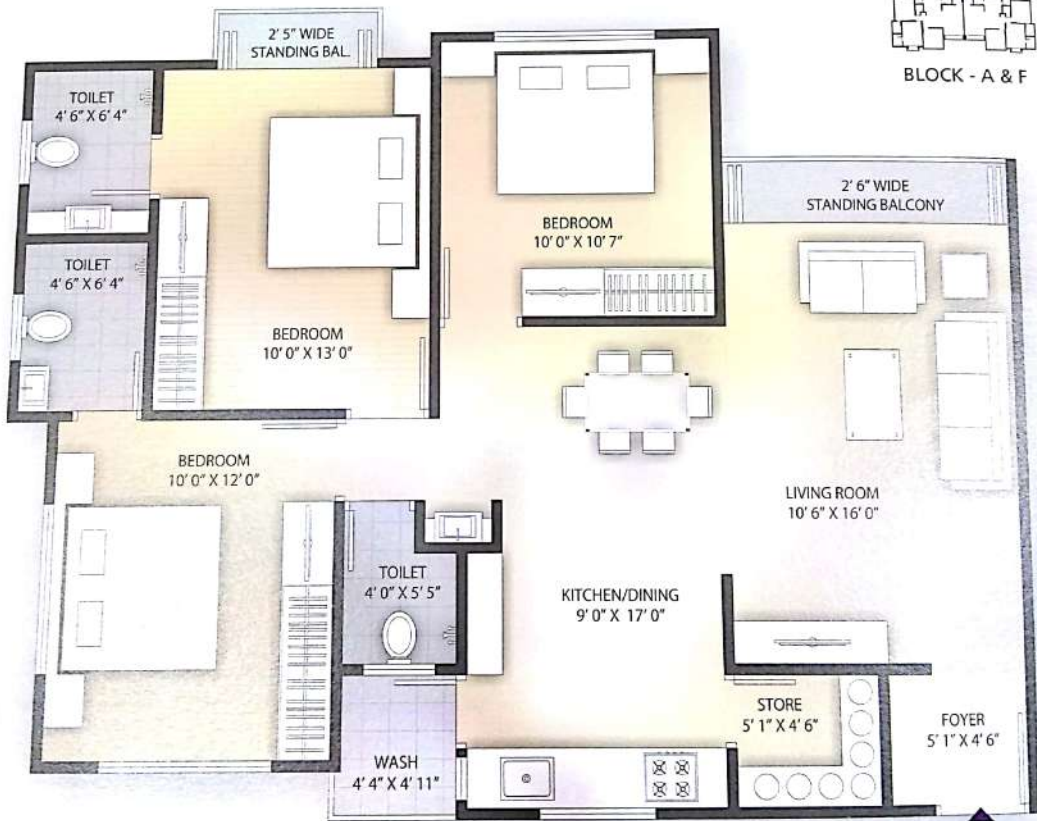
TYPICAL FLOOR PLAN







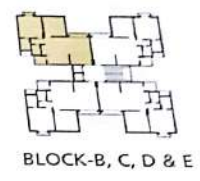
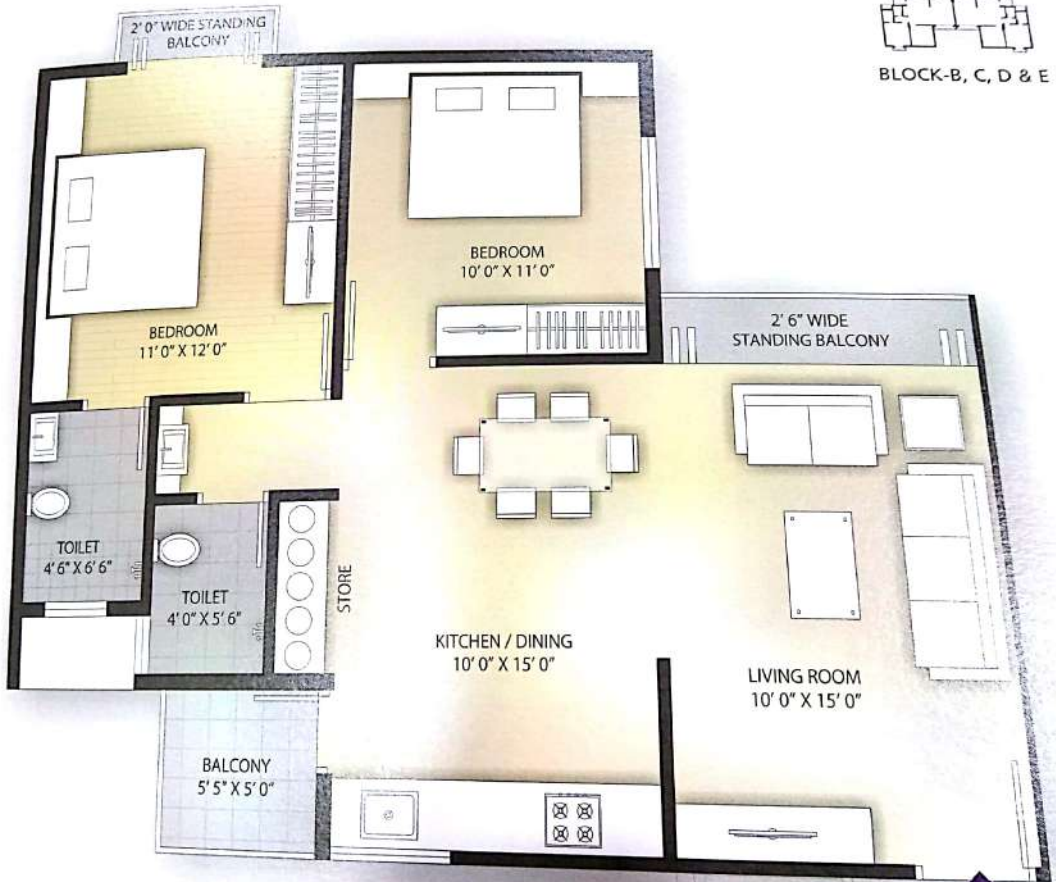
# 3 BHK UNIT FLOOR PLAN







2 BHK  
UNIT FLOOR PLAN







A creation that's brilliantly constructed with utmost care

## SPECIFICATION

**Structural :** RCC frame Structure using superior quality materials, as per structural engineer's design

**Flooring :** Vitrified flooring in all room

**Window :** Powder coated Aluminium Windows with reflective glass & safety grills with Marble framing & window sill

**Door :** Decorative Main door with standard safety lock & fitting and Internal flush door with laminates

**Kitchen :** Granite top kitchen platform with stainless steel sink and ceiling height tiles. Plain Glaze tiles below kitchen platform. R. O. Water purifier in each flat

**Plumbing :** Systematic well concealed C-PVC Plumbing

**Toilet :** Designer toilets with Branded Premium quality bathroom fittings, sanitary ware and glazed tiles

**Water Supply :** Underground & Overhead tank for 24 hours water supply with Auto control mechanism

**Electrification :** Sufficient electric points with Premium quality Modular switches & provision for Split A.C. & A. C. Ducting in all Bed Rooms, Provision for inverter change over switch

**Paint :** Weather Coot Point in exteriors & Decorative point in interiors.





**SAHAJANAND IRIS**  
 Tulsidham Choak To GIDC Road  
 Opp. Mahalaxmi Party Plot, Manjalpur, Vadodara-3900

**LOCATON MAP**

**TERMS & CONDITIONS:**

- To be given after one month of settlement of all accounts
- Documentation charges, stamp duty, service tax & common maintenance charges will be extra
- Any new central rent taxes, if application shall have to be borne by the members
- Extra work shall be executed after making full payment
- Continuous default payment leads to
- Developers shall have the right to change the plan, elevation, specification or any details will be binding to all
- In case of delay in water supply, light connection, drainage
- developers will not be responsible
- Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client Administrative
- The amount of extra work (if any) will be deducted from refund amount
- Terrace rights & Future FSI rights will be exclusively of the developer

*(Note: The text in this brochure cannot form part of an offer contract agreement)*





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